

DDB CAPITAL

Live, Work & Play

Harvest, AL






Where convenience meets
community, bringing everything you
need within reach



Community Summary

"Ironwood Grove is a community in the Huntsville, AL region, one of the Alabama's fastest-growing cities, where housing demand is soaring."

INVESTMENT HIGHLIGHTS:

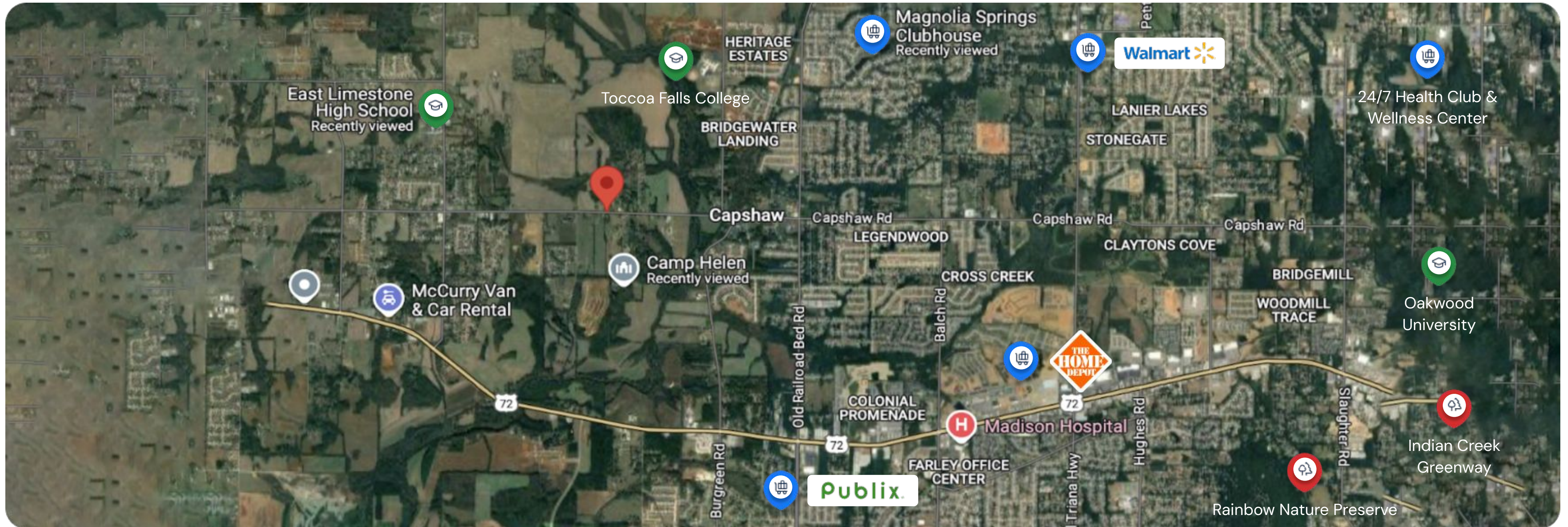
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Prime Development Opportunity: This fully entitled Harvest, AL property includes 300 homes and 150K SF of retail, ready for development with full utilities. Located in a fast-growing Huntsville suburb, it's a prime residential opportunity.
- 
Exceptional Natural Amenities: The development will feature a resort-style swimming pool, pickleball courts, and a spacious clubhouse for social events and gatherings. These amenities will enhance the community's appeal, offering residents a vibrant, active lifestyle within their own neighborhood.
- 
Designed for Modern Living: The community will include a mix of single-family homes and townhomes, thoughtfully designed for comfort and functionality. Each home will feature modern design elements and energy-efficient features to cater to the diverse needs of families, professionals, and retirees.
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Strategic Location & Connectivity: Harvest offers the charm of suburban living with quick access to major roadways like Highway 53 and U.S. 231, connecting residents to downtown Huntsville in just minutes. Capshaw road has a traffic count of up to 42,000 of vehicles per day. This is prior to the planned expansion of Capshaw road. [County Data Here](#)
- 
Thriving Region with Growth Potential: As Huntsville continues to expand, Harvest is seeing rapid growth due to its proximity to the city's booming tech, aerospace, and defense sectors. With strong infrastructure development and an increasing population, this area offers significant long-term investment potential.

Property Summary

Description	New Subdivision
Name	Ironwood Grove
Single Family Detached:	300+/-
Zoning	PUD
Average Lot Sqft	10,000 sqft
Address	"0906140000004.000" "0906140000005.000"
County	Madison
Construction type	Wood Frame
Utilities	Water, Electric, Sewer, Gas

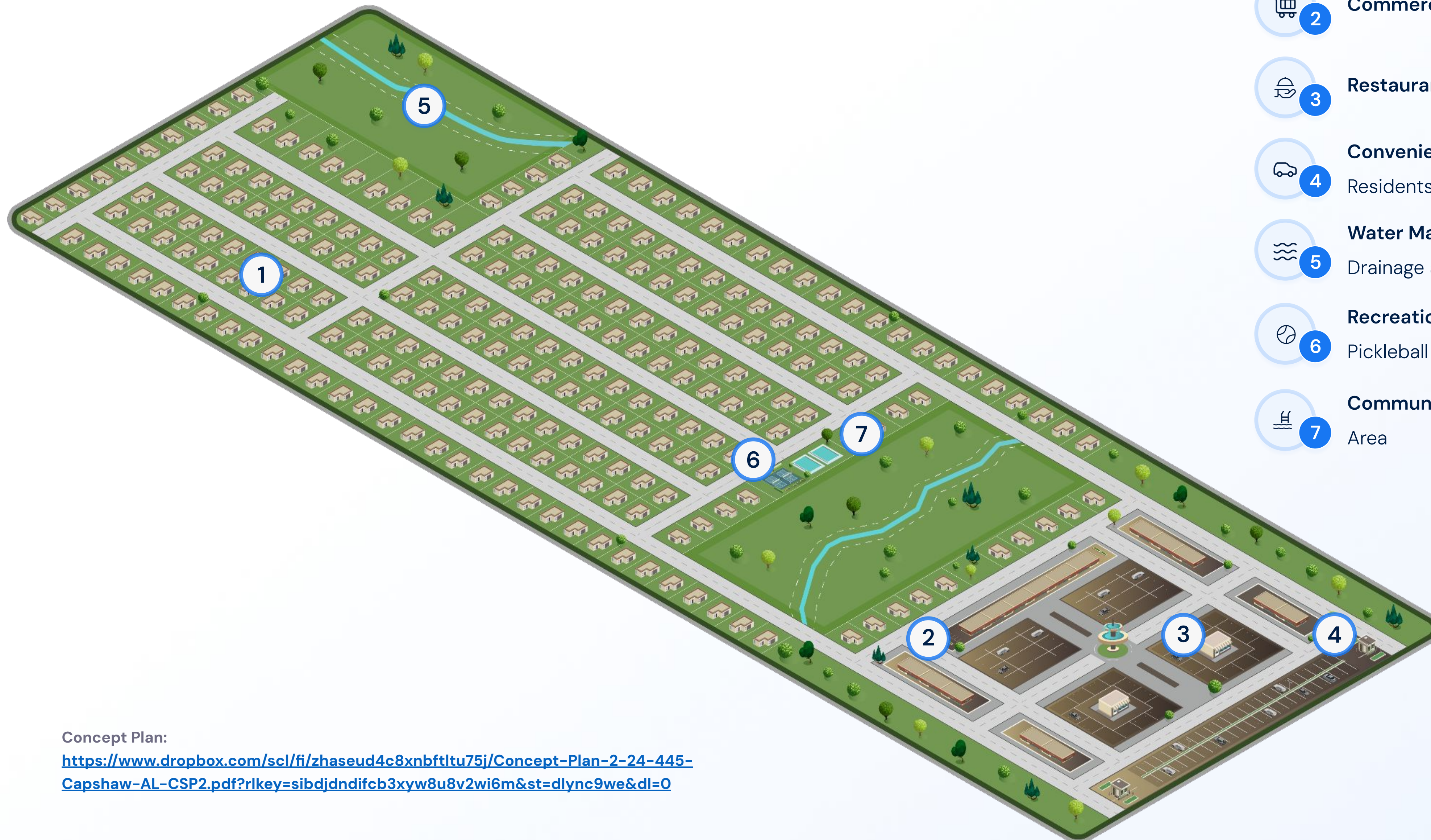









Prime Location: Essential Amenities & Connectivity



 RETAIL & LEISURE OPTIONS		 SCHOOLS & EDUCATION		 OUTDOOR & TRAVEL CONNECTIONS			
Publix	4.1 miles	Clubhouse	3.4 miles	East Limestone High School	1.9 miles	Rainbow Nature Preserve	8.1 miles
Walmart	5 miles	24/7 Health Club	9.7 miles	Creekside Elementary School	2.1 miles	Indian Creek Greenway	10 miles
Home Depot	5.7 miles	Oakwood University	9.1 miles	Huntsville Airport	11.6 miles		

Mixed-Use: 300 Homes & 150k Sq Ft Commercial

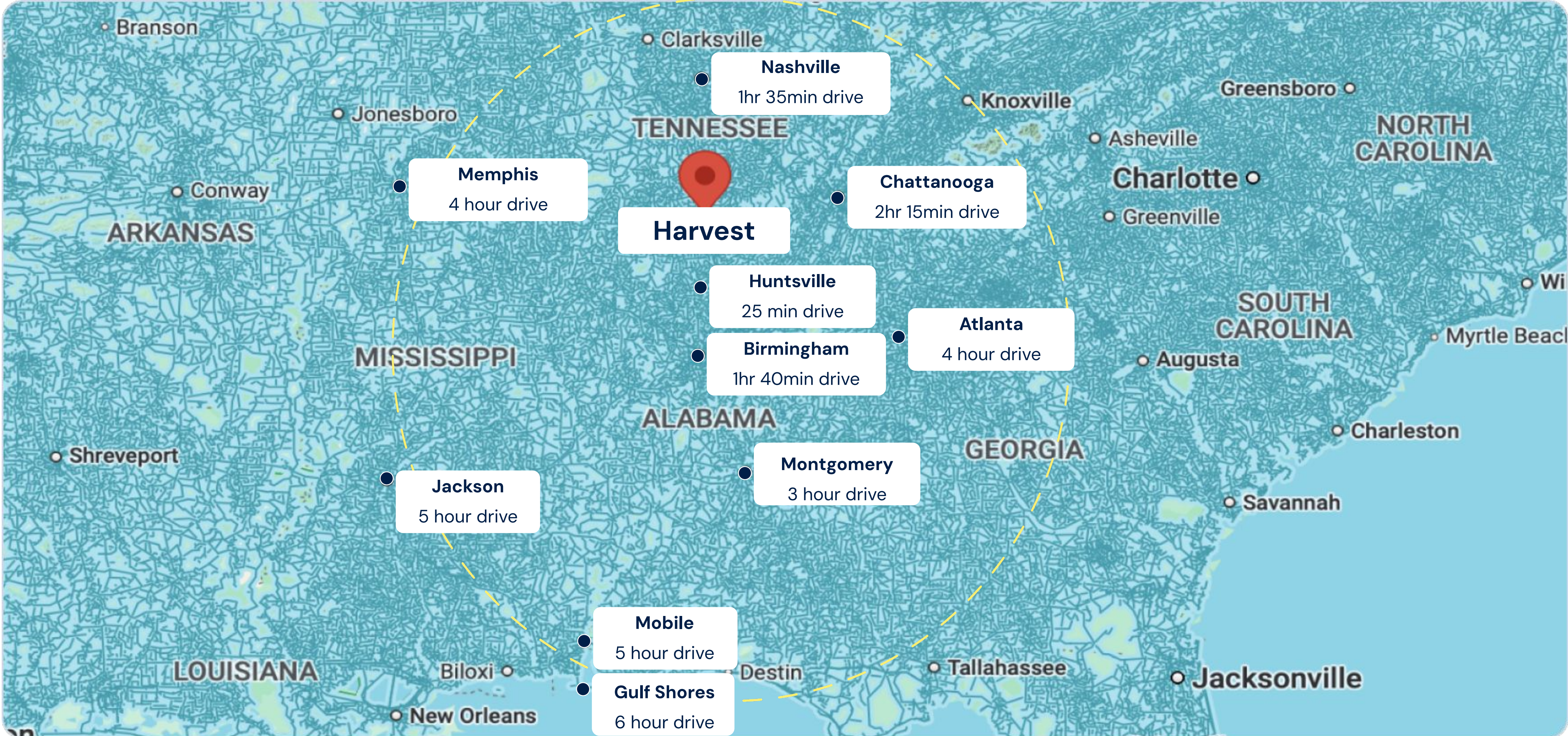


-  **1 Residential Area:** Single-Family Homes
-  **2 Commercial Hub:** Retail
-  **3 Restaurant:** QSR/Coffee Shop
-  **4 Convenient Parking:** Ample Space for Residents and Visitors
-  **5 Water Management:** Overflow Ponds for Drainage and Aesthetics
-  **6 Recreation Facilities:** Pickleball Courts
-  **7 Community Pool:** Relaxation and Leisure Area






Concept Plan:

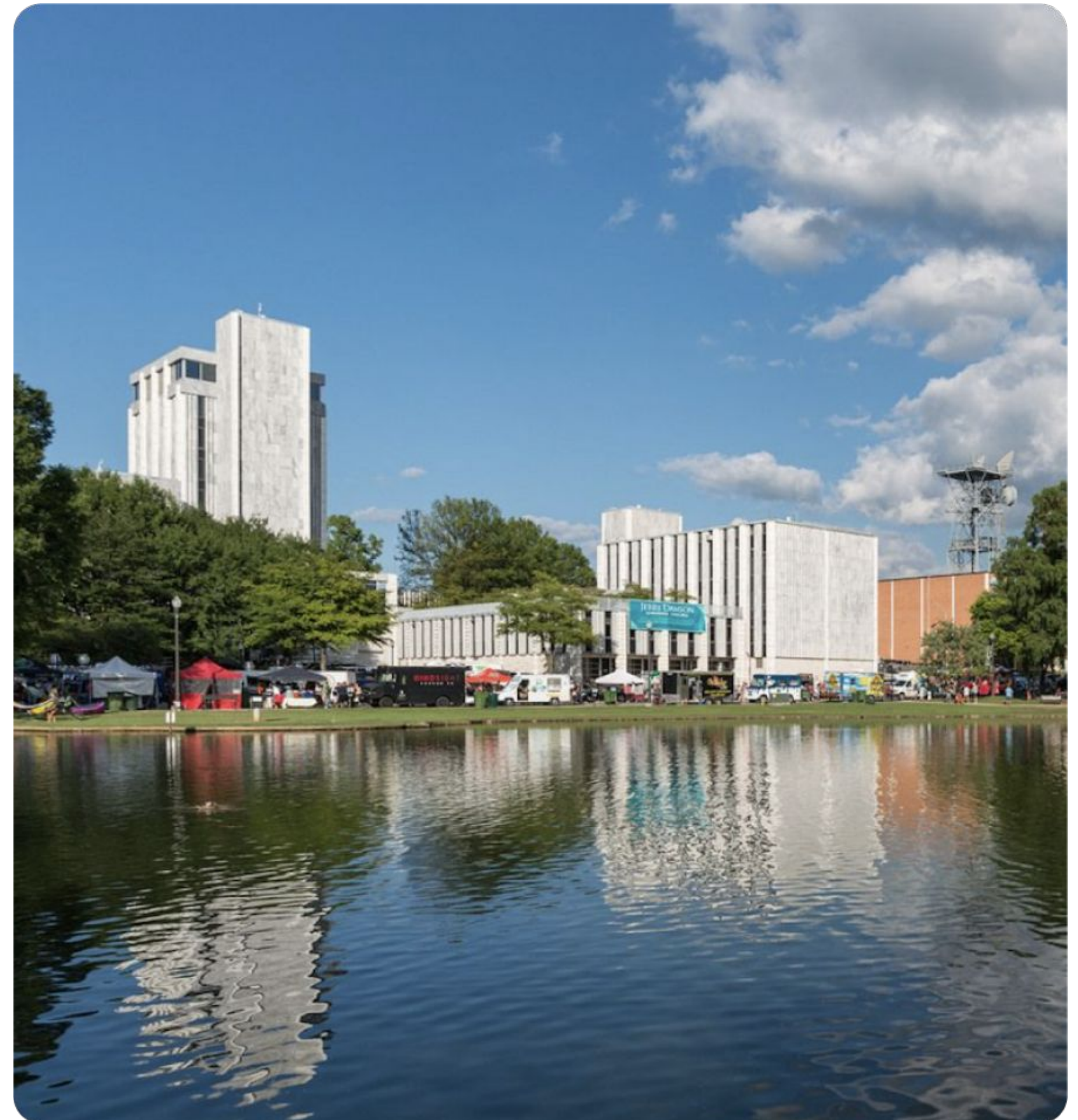
<https://www.dropbox.com/scl/fi/zhaseud4c8xbftltu75j/Concept-Plan-2-24-445-Capshaw-AL-CSP2.pdf?rlkey=sibdjndifcb3xyw8u8v2wi6m&st=dlync9we&dl=0>

Harvest, AL: A Central Hub with Regional Connectivity



Madison County, Alabama

-  **#1 county in the state:** Madison County has been named the best place to live in Alabama due to its much lower cost of living.
-  **Population:** Today, Limestone County has an estimated population of 412,600 residents, reflecting a 6.30% increase from 2020.
-  **High median income:** With an unemployment rate of 2.6%, the county boasts a relatively high median household income of \$86,172 due to its concentration of high-paying tech and defense jobs.
-  **Education:** The county has 89 public and 51 private schools, 4 colleges, and 4 universities including the University of Alabama in Huntsville.
-  **Healthcare:** Madison County is known for its strong healthcare sector, with facilities like Huntsville Hospital and Crestwood Medical Center.



Huntsville, Alabama



Rapid growth: Huntsville is the largest city in Alabama with a population of 241,114 people. It's one of the state's fastest-growing cities, fueled by its technology, aerospace, and defense industries.



The city worth living in: In the 2024-2025 U.S. News & World Report rankings, Huntsville is ranked as the 7th best place to live in the United States.



Small business: Huntsville was ranked #4 nationally for small business growth, with a 10.6% increase in business establishments over 2023.



Research and innovation: Cummings Research Park, the 2nd largest in the U.S., houses 300+ companies employing 29,000 professionals.



Job growth leader: Huntsville's job market has grown by 4.2% annually, outpacing national averages, with continued investments in biotech, IT, and manufacturing.



Huntsville International Airport: 174 Flights Per Day

Number of flights per day

HSV Airport handles approximately 174 flights every day

Airlines

The airport serves the following airlines: American Airlines, Delta Air Lines, United Airlines, and Breeze Airways

Flight destinations

Passengers can fly non-stop to 15 major cities, spanning from Miami to Los Angeles

USA's best small airport

HSV Airport received the 2024 Best Small Airport in the U.S. award (Newsweek Readers' Choice)



Key Metrics: Schools, Home Prices & Accessibility



Home Sales:

Sale-to-List Price of New Build Homes:	98.6%
Median Sale Price:	\$375,700



Top Rated Schools:

Legacy Elementary:	9/10
Endeavor Elementary:	8/10



Market Pricing:

Median Price of New Build Homes:	\$305,000
Median Sale Price of 4-Bedroom Homes:	\$350,000



Prime Location:

- 4 Minutes** to Highway 72
- 12 Minutes** to Highway 65
- 19 Minutes** to Huntsville International Airport

DDB CAPITAL

1000+ Homes Under Development in 2025: Bridging Tradition with Innovation for Community Enhancement

Our mission is to transform communities through responsible, sustainable development that respects local traditions and seeks out capital opportunities.

Using our network, expertise, and data-driven insights, we tackle the housing crisis.

By identifying opportunities in changing consumer behavior, demographic trends, and technological advancements, we provide exceptional value to investors and developers, guided by integrity and ethics.

DDB Capital Website: <https://ddbcapital.com/>



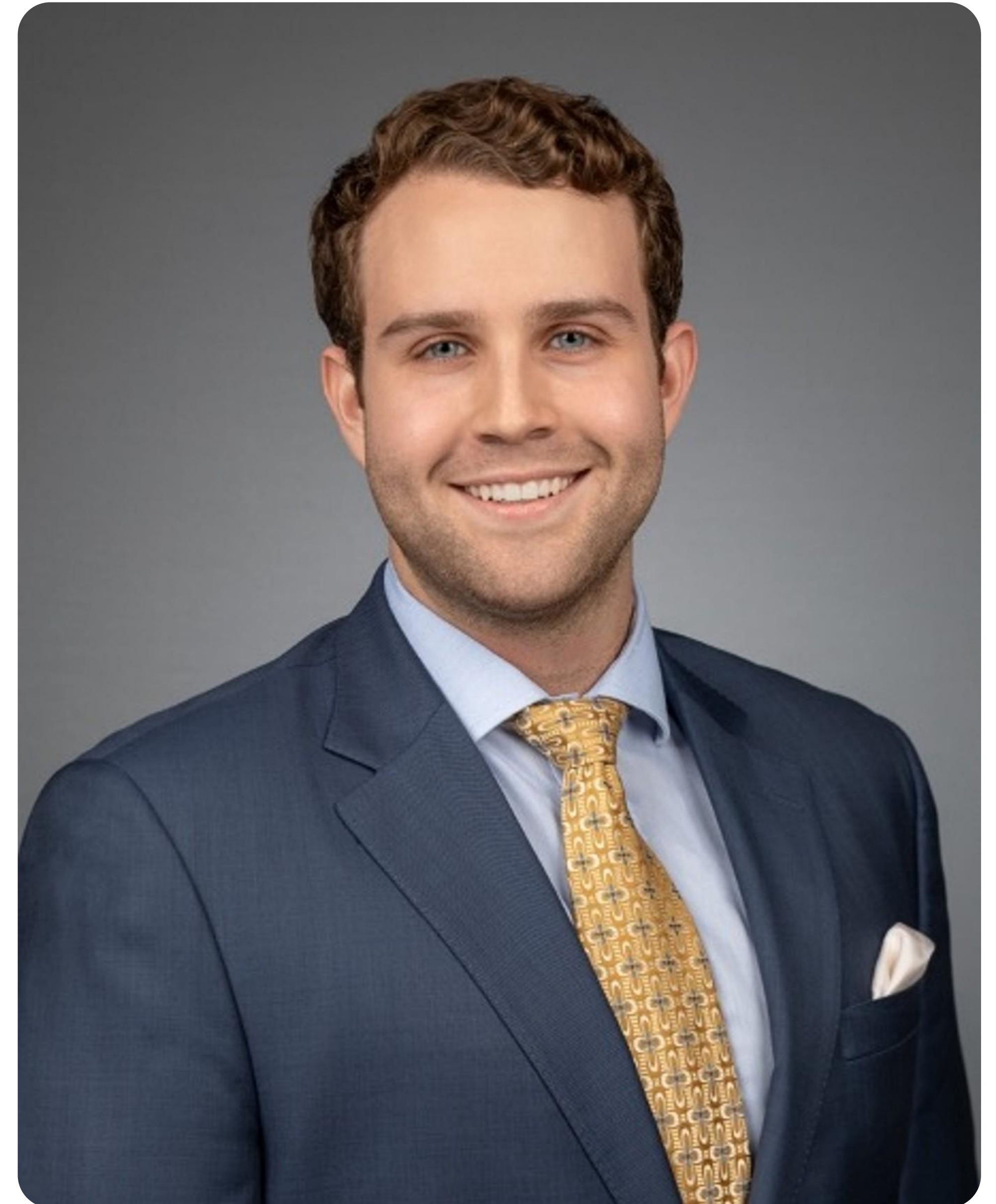
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